MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
BOARD OF ZONING APPEALS
Held February 5, 2018
Washington County Government Building

The Washington County Plan Commission was called to order at 7:00 p.m. by President, David Hoar. Board members present were David Hoar, Preston Shell, Todd Ewen, Ervin Day, Anthony Scifres, and Deirdre Miller. Absent were Danielle Walker and Mark Hartman. Board of Zoning Appeals members present were Max Greene, Darrell Tye, and Anthony Scifres. Absent were John Mishler and Mark Hartman. Also present were WCPC/BZA attorney John Mead, Plan Director Travis Elliott, and members of the public Israel Young, Chris Boling, Audre Garland, Susan Coons, and Rhonda Greene.

The Pledge of Allegiance was led by Todd Ewen; Preston Shell offered prayer.

It was announced that Kevin Baird was the new appointee to the Plan Commission as the appointment by the Washington County Commissioners. Kevin Baird replaces Kevin Carty.

Minutes of the January 8, 2018 meeting were reviewed. Upon motion by Preston Shell, second by Deirdre Miller, the minutes were unanimously approved as presented.

Plan Director Travis Elliott advised that a letter had been received from IDEM regarding the Cory Beech application. David reviewed the letter and announced that the application had been approved with an effective approval date of January 18, 2018 and an expiration date of January 18, 2023.

David also reviewed a letter from IDEM regarding the Rippy Farms, Inc. application. The letter was a notice issued by IDEM that the application had been submitted.

Travis presented the application of Israel Young. Ervin Day and Preston Shell announced they would recuse themselves from comment or voting. Travis reported that all documentation for a CAFO application had been received. Travis recommended approval.

Upon motion by Todd, second by Anthony, the application of Israel Young was unanimously approved, with two (2) abstentions.

Audre Garland addressed the Board. She lives near Rippy Farms and has concerns regarding its operations. Deirdre Miller announced that she would recuse herself from any discussion or comment.

Ms. Garland had two (2) basic concerns: the process of spreading manure on a downward slope close to Blue River potentially subjects the river to contamination in the event of a heavy rainfall. Also, the occasional odor from the operation results in an intolerable level of stench preventing any outdoor activity. Ms. Garland has grandchildren that enjoy playing outside and in the river, and she enjoys having family get togethers at her home. She has lived in the area for seventeen (17) years.

Ms. Garland and other neighbors appeared before the Board previously about the Rippy application. She has also appeared before IDEM for hearing to express her concerns.

David commented that the Plan Commission has no jurisdiction over the land application of manure. The Board's regulations deal with a required setback from residences, schools, churches, and other structures. Anthony commented that our requirements are more restrictive than many surrounding counties.

John stated that the Commission has no authority over water or air quality; those are regulated by State agencies.

Ms. Garland stated that she thought there needed to be a vegetation barrier, such as trees, along the bank of the stream. Kevin Baird stated there are required distances between open water and the application of manure to a field. He also discussed the planting of tree barriers.

Susan Coons also expressed concerns regarding the quality of the air and the increased number of semi trucks going to and from and associated with the operation. Todd commented that there have been semi trailer grain trucks up and down the County roads for years.

John made a personal comment regarding roads and maintenance within the County.

Anthony stated that he understands Ms. Garland's concerns, but pointed out that the Commission has spent years of review and study before setting the guidelines that it follows. David stated that he also understands her frustrations and concerns but pointed out that the standards, in part, were adopted with some consideration as to density of operations and residential population.

Max Greene pointed out that prior to the ordinance, turkey barns were unregulated and, perhaps, as much as six (6) years ago, there was no regulation at all.

Kevin Baird asked Ms. Garland if she had talked with the Rippys in an effort to try to alleviate her concerns.

David thanked Ms. Garland for appearing before the Commission.

Travis brought to the attention of the Commission a request by a property owner in Posey Township on Posey Chapel Road to subdivide a previously platted parcel of ground. David noted that the particular plat in question was a grandfathered plat that was approved prior to the adoption of any of the County subdivision ordinances. There was discussion regarding the application of the County ordinances and how they might be applied to grandfathered plats and subdivisions.

David noted that this is a matter that needs to be covered in our training session planned for this Saturday. He also stated that training will address rural residential subdivisions, which is our most pressing need, coupled with non-conforming uses.

There being no additional business to come before the meeting, upon motion by Anthony Scifres, second by Ervin Day, the Commission unanimously approved to close the meeting at 8:40 p.m.

The Board of Zoning Appeals was not called to order; no action taken.

Washington County Plan Commission by:

David Hoar, President

Danielle Walker

Todd Ewen

Ervin Day

Mark Hartman

Anthony Scifres

Preston Shell

Kevin Baird

Deirdre Miller

WCPC Attorney:

John W. Mead